HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Halifax CMA

Date Released: July 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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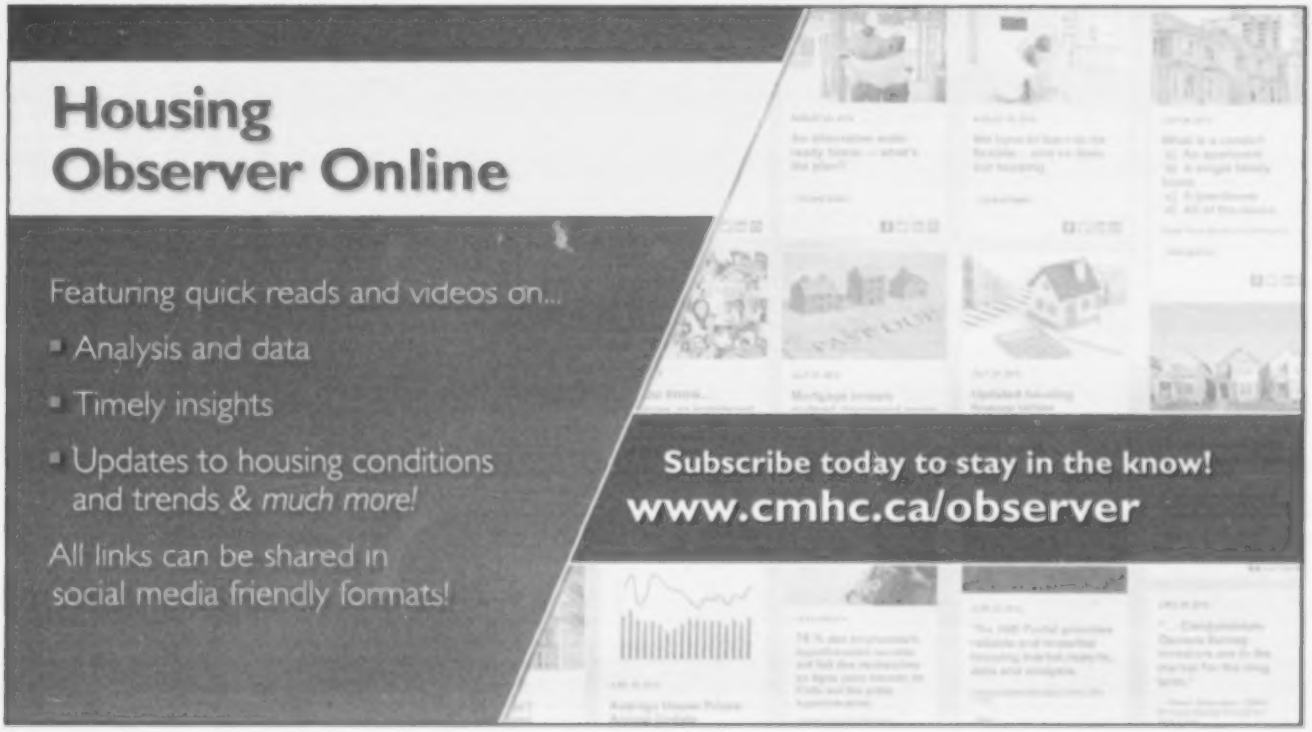
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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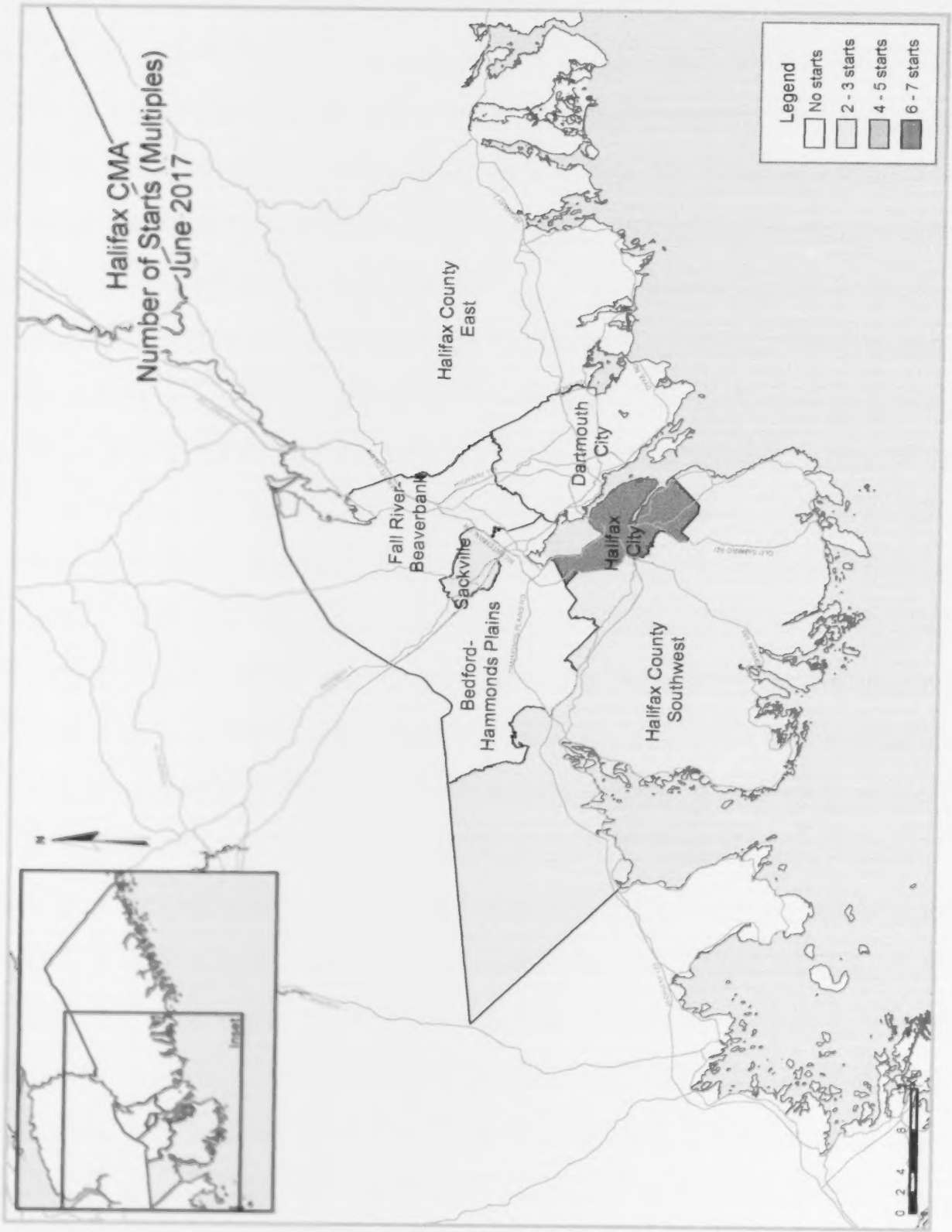
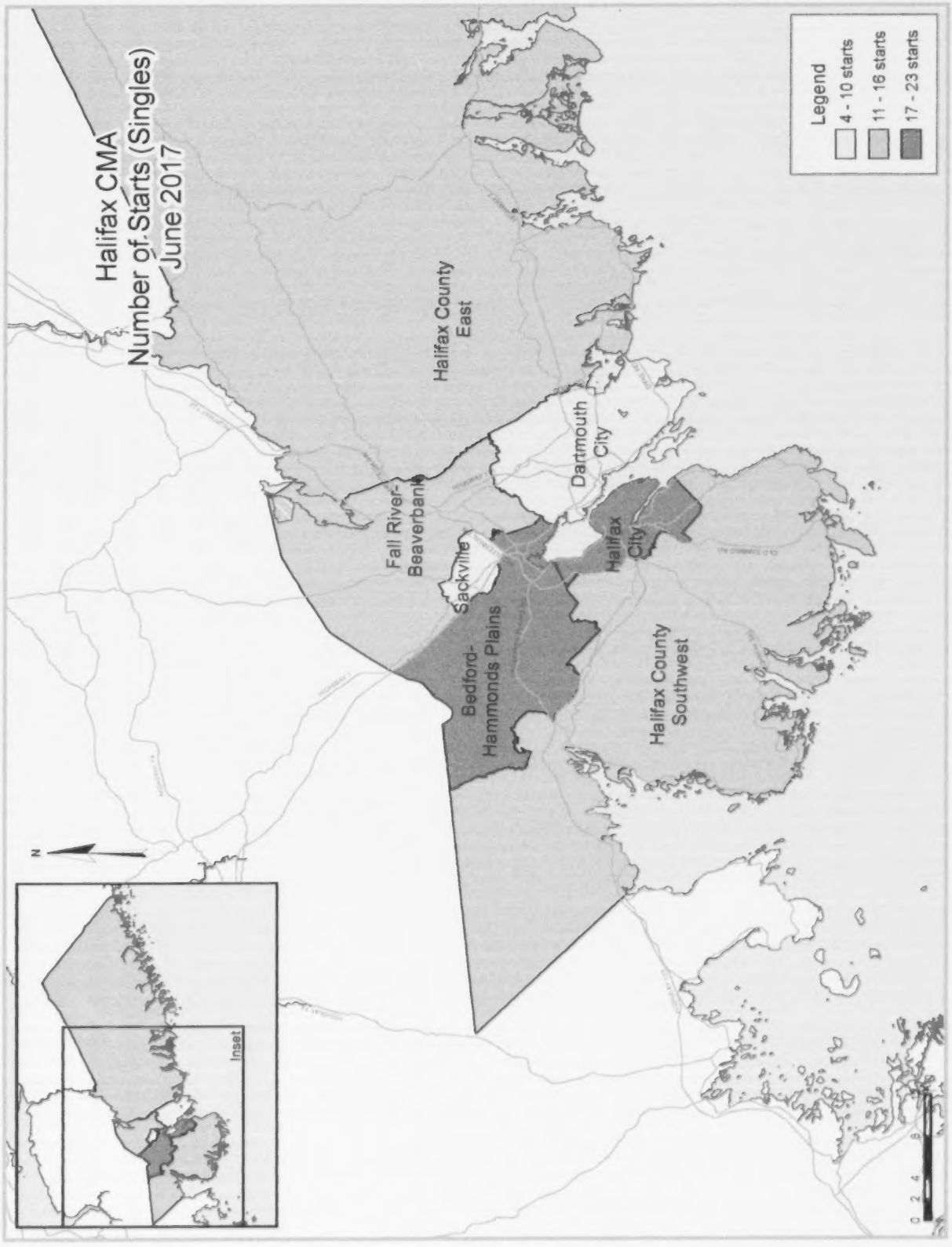
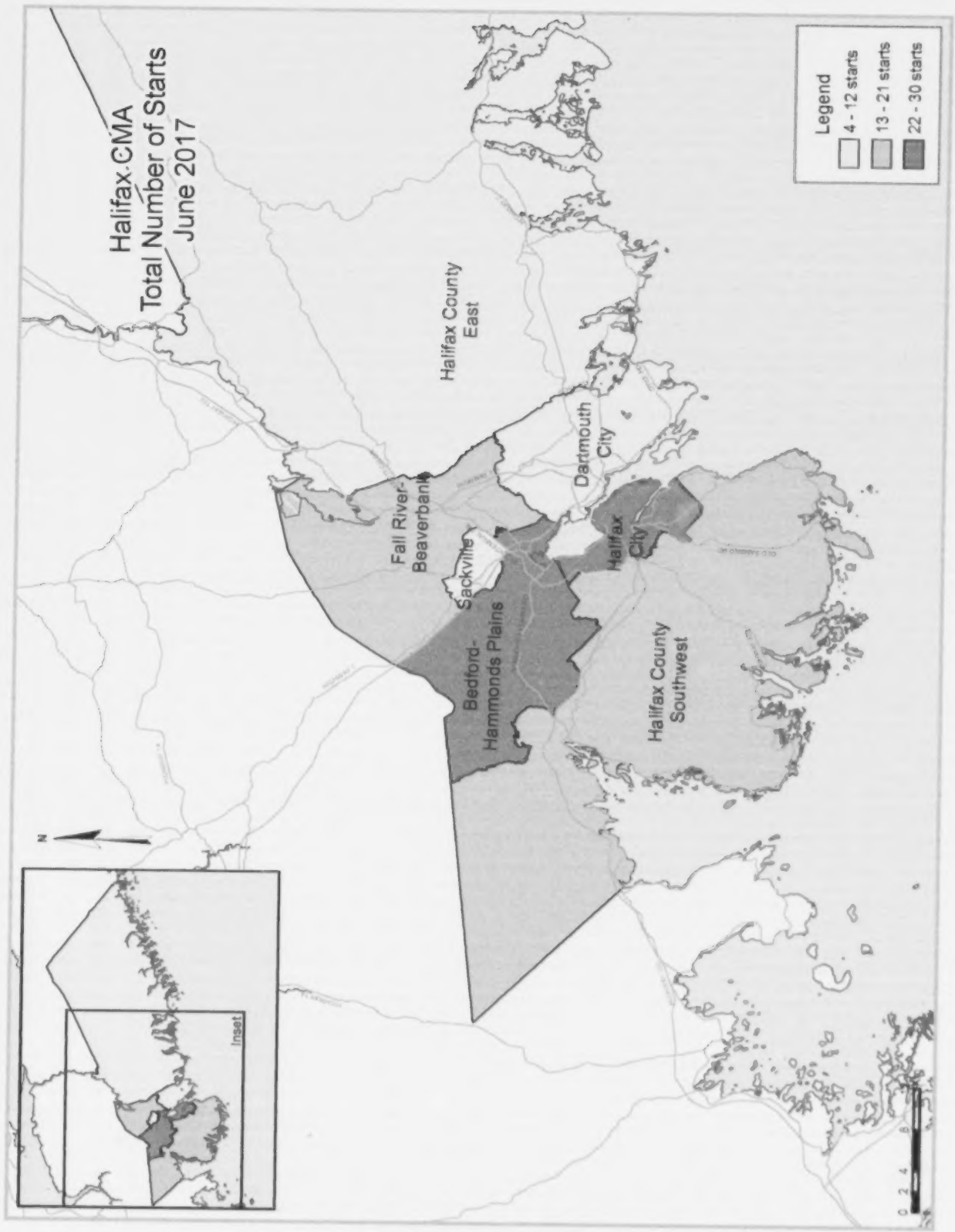
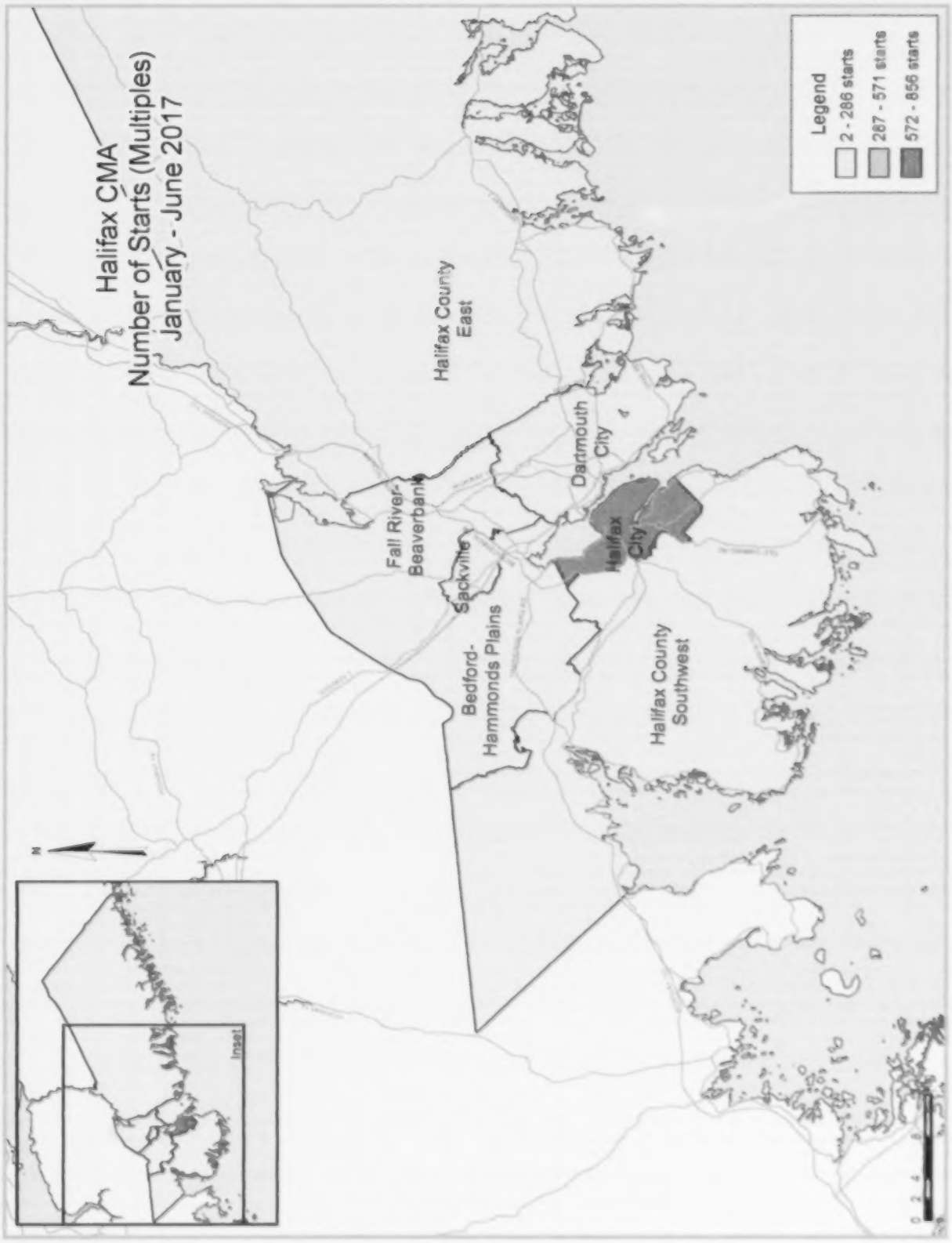
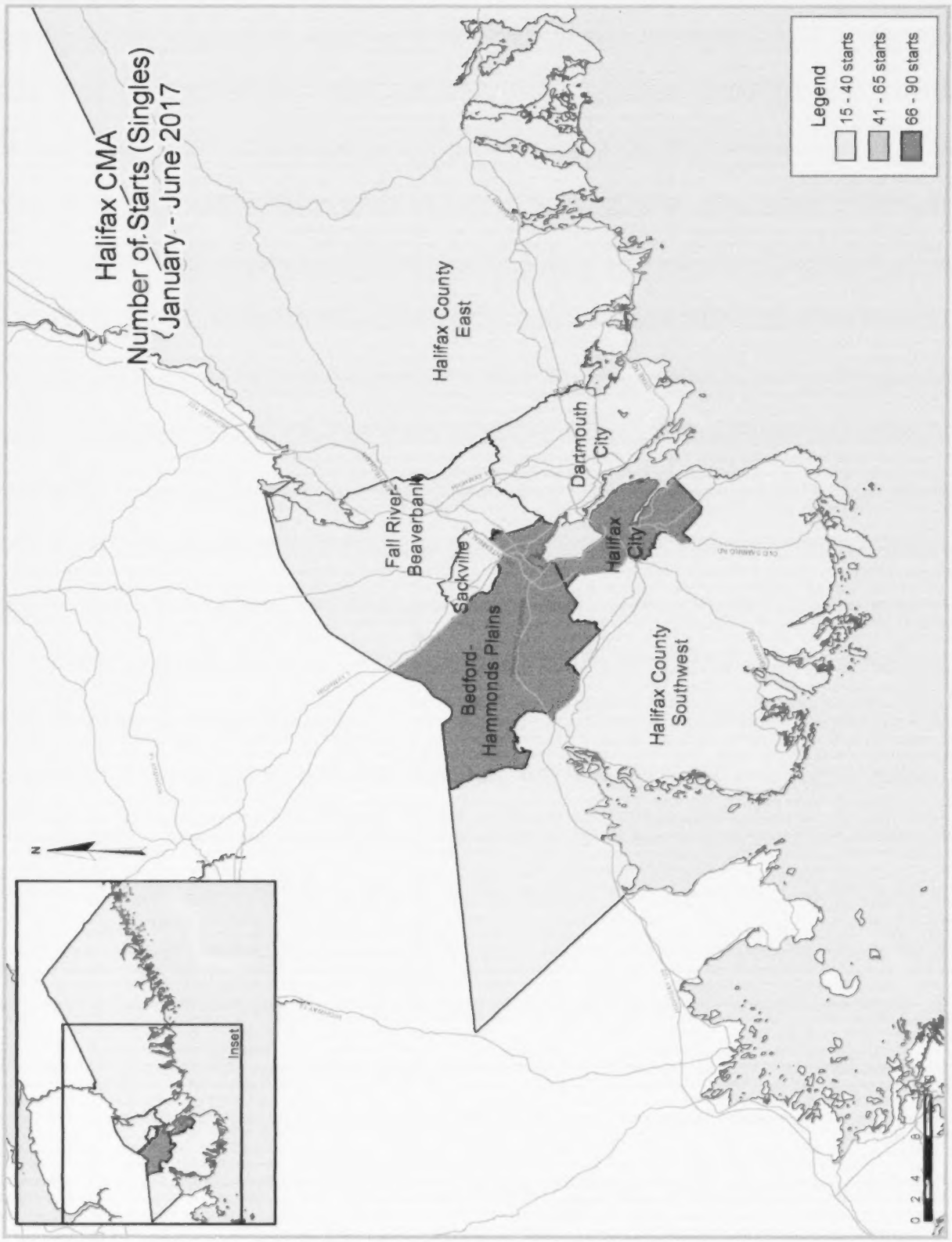
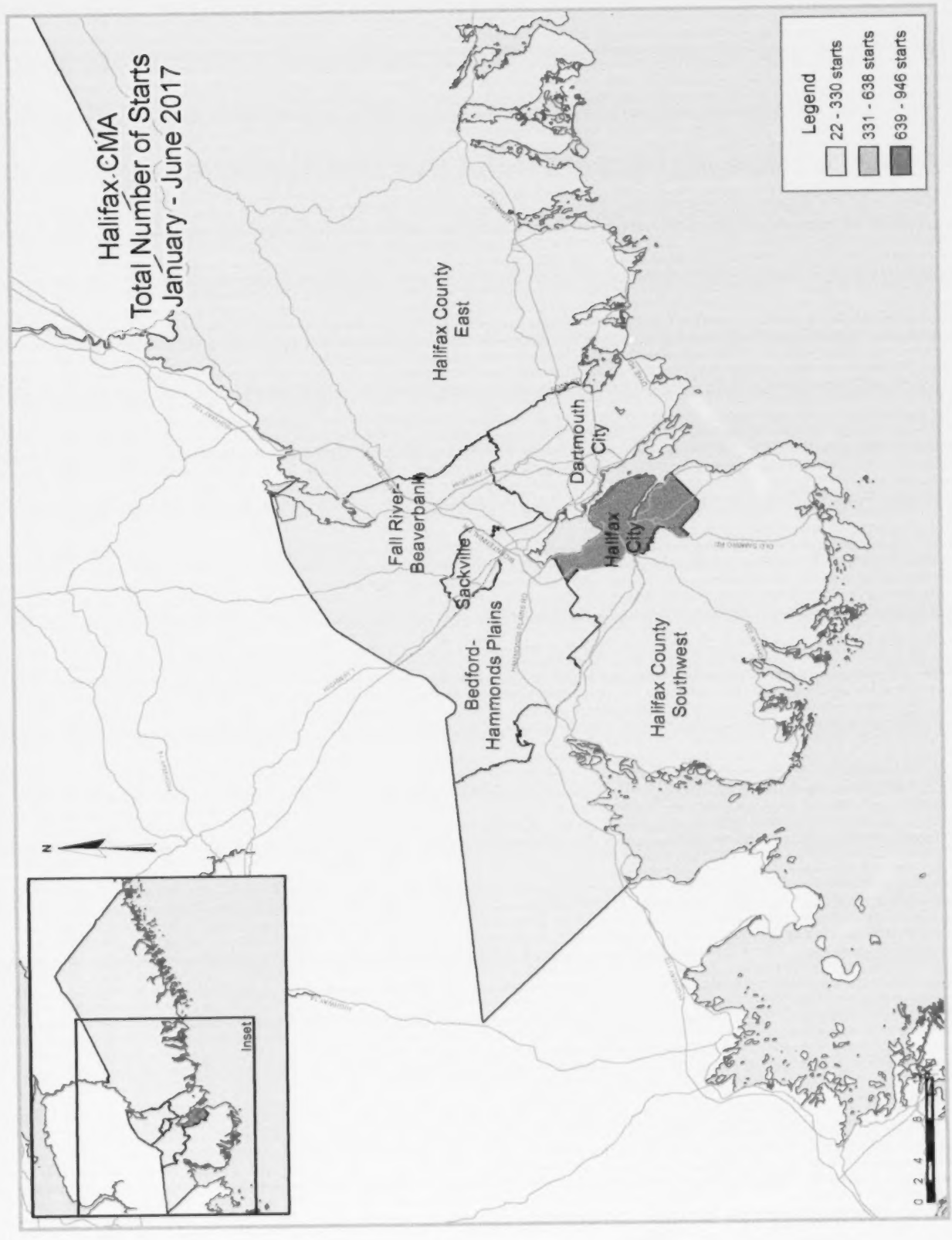

Halifax CMA
Number of Starts (Multiples)
June 2017
Legend
No starts
2 - 3 starts
4 - 5 starts
6 - 7 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Israel
0 2 4 8


Halifax CMA
Number of Starts (Singles)
June 2017
Legend
4 - 10 starts
11 - 16 starts
17 - 23 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
N
Inset
0 2 4 8


Halifax CMA
Total Number of Starts
June 2017
Legend
4 - 12 starts
13 - 21 starts
22 - 30 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - June 2017
Legend
2 - 286 starts
287 - 571 starts
572 - 856 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N


Halifax CMA
Number of Starts (Singles)
January - June 2017
Legend
15 - 40 starts
41 - 65 starts
66 - 90 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
January - June 2017
Legend
22 - 330 starts
331 - 638 starts
639 - 946 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2017		
Halifax CMA[1]	May 2017	June 2017
Trend[2]	2,821	2,668
SAAR	2,837	1,033
	June 2016	June 2017
Actual		
June - Single-Detached	66	98
June - Multiples	219	12
June - Total	285	110
January to June - Single-Detached	230	289
January to June - Multiples	709	1,001
January to June - Total	939	1,290

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2017	95	4	8	0	0	0	3	0	110
June 2016	60	6	10	1	0	0	13	195	285
% Change	58.3	-33.3	-20.0	-100.0	n/a	n/a	-76.9	-100.0	-61.4
Year-to-date 2017	268	36	41	0	0	84	28	833	1,290
Year-to-date 2016	209	24	51	1	0	49	43	562	939
% Change	28.2	50.0	-19.6	-100.0	n/a	71.4	-34.9	48.2	37.4
UNDER CONSTRUCTION									
June 2017	378	118	78	0	0	491	13	2,883	3,973
June 2016	287	46	105	1	0	498	44	2,704	3,709
% Change	31.7	156.5	-25.7	-100.0	n/a	-1.4	-70.5	6.6	7.1
COMPLETIONS									
June 2017	59	18	6	0	0	0	8	252	343
June 2016	52	12	6	0	0	56	12	1	139
% Change	13.5	50.0	0.0	n/a	n/a	-100.0	-33.3	**	146.8
Year-to-date 2017	265	58	36	1	16	71	58	602	1,107
Year-to-date 2016	221	44	49	0	0	56	38	345	753
% Change	19.9	31.8	-26.5	n/a	n/a	26.8	52.6	74.5	47.0
COMPLETED & NOT ABSORBED									
June 2017	73	24	21	1	2	73	n/a	n/a	194
June 2016	71	8	27	0	0	102	n/a	n/a	208
% Change	2.8	200.0	-22.2	n/a	n/a	-28.4	n/a	n/a	-6.7
ABSORBED									
June 2017	56	11	7	0	0	0	n/a	n/a	74
June 2016	59	12	3	0	0	7	n/a	n/a	81
% Change	-5.1	-8.3	133.3	n/a	n/a	-100.0	n/a	n/a	-8.6
Year-to-date 2017	259	42	37	0	14	49	n/a	n/a	401
Year-to-date 2016	229	46	48	1	3	7	n/a	n/a	334
% Change	13.1	-8.7	-22.9	-100.0	**	**	n/a	n/a	20.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
June 2017	23	2	5	0	0	0	0	0	30
June 2016	13	0	4	0	0	0	2	63	82
Dartmouth City									
June 2017	4	0	0	0	0	0	0	0	4
June 2016	5	2	3	0	0	0	0	0	10
Bedford-Hammonds Plains									
June 2017	21	0	0	0	0	0	2	0	23
June 2016	12	0	0	0	0	0	3	132	147
Sackville									
June 2017	6	0	3	0	0	0	0	0	9
June 2016	0	0	0	0	0	0	0	0	0
Fall River - Beaverbank									
June 2017	14	0	0	0	0	0	1	0	15
June 2016	6	2	0	0	0	0	8	0	16
Halifax County East									
June 2017	11	0	0	0	0	0	0	0	11
June 2016	12	2	3	0	0	0	0	0	17
Halifax County Southwest									
June 2017	16	2	0	0	0	0	0	0	18
June 2016	12	0	0	1	0	0	0	0	13
Halifax CMA									
June 2017	95	4	8	0	0	0	3	0	110
June 2016	60	6	10	1	0	0	13	195	285

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
June 2017	116	58	22	0	0	491	0	2,345	3,032
June 2016	57	20	26	0	0	427	11	1,654	2,195
Dartmouth City									
June 2017	18	30	4	0	0	0	0	60	112
June 2016	32	4	23	0	0	71	1	282	425
Bedford-Hammonds Plains									
June 2017	97	8	30	0	0	0	7	279	421
June 2016	86	2	35	0	0	0	16	551	690
Sackville									
June 2017	15	12	6	0	0	0	3	199	235
June 2016	6	4	13	0	0	0	2	136	161
Fall River - Beaverbank									
June 2017	39	8	0	0	0	0	3	0	50
June 2016	29	8	0	0	0	0	14	1	52
Halifax County East									
June 2017	41	0	11	0	0	0	0	0	64
June 2016	29	4	3	0	0	0	0	0	48
Halifax County Southwest									
June 2017	52	2	5	0	0	0	0	0	59
June 2016	48	4	5	1	0	0	0	80	138
Halifax CMA									
June 2017	378	118	78	0	0	491	13	2,883	3,973
June 2016	287	46	105	1	0	498	44	2,704	3,709

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
June 2017	14	10	0	0	0	0	4	252	280
June 2016	3	0	0	0	0	56	2	0	61
Dartmouth City									
June 2017	2	4	0	0	0	0	0	0	6
June 2016	6	6	6	0	0	0	0	0	18
Bedford-Hammonds Plains									
June 2017	20	4	6	0	0	0	1	0	31
June 2016	11	0	0	0	0	0	4	0	15
Sackville									
June 2017	1	0	0	0	0	0	0	0	1
June 2016	1	0	0	0	0	0	0	0	1
Fall River - Beaverbank									
June 2017	7	0	0	0	0	0	1	0	8
June 2016	3	2	0	0	0	0	5	1	11
Halifax County East									
June 2017	5	0	0	0	0	0	0	0	5
June 2016	18	2	0	0	0	0	0	0	20
Halifax County Southwest									
June 2017	10	0	0	0	0	0	2	0	12
June 2016	10	2	0	0	0	0	1	0	13
Halifax CMA									
June 2017	59	18	6	0	0	0	8	252	343
June 2016	52	12	6	0	0	56	12	1	139

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
June 2017	19	6	10	0	0	0	n/a	n/a	35
June 2016	11	4	12	0	0	100	n/a	n/a	127
Dartmouth City									
June 2017	7	15	1	0	2	71	n/a	n/a	96
June 2016	6	1	8	0	0	0	n/a	n/a	15
Bedford-Hammonds Plains									
June 2017	19	2	10	0	0	0	n/a	n/a	31
June 2016	16	0	1	0	0	0	n/a	n/a	17
Sackville									
June 2017	2	0	0	0	0	2	n/a	n/a	4
June 2016	5	0	2	0	0	2	n/a	n/a	9
Fall River - Beaverbank									
June 2017	6	1	0	0	0	0	n/a	n/a	7
June 2016	17	3	0	0	0	0	n/a	n/a	20
Halifax County East									
June 2017	8	0	0	0	0	0	n/a	n/a	8
June 2016	8	0	0	0	0	0	n/a	n/a	8
Halifax County Southwest									
June 2017	12	0	0	1	0	0	n/a	n/a	13
June 2016	8	0	4	0	0	0	n/a	n/a	12
Halifax CMA									
June 2017	73	24	21	1	2	73	n/a	n/a	194
June 2016	71	8	27	0	0	102	n/a	n/a	208

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
June 2017	11	7	2	0	0	0	n/a	n/a	20
June 2016	4	0	3	0	0	7	n/a	n/a	14
Dartmouth City									
June 2017	4	1	1	0	0	0	n/a	n/a	6
June 2016	9	5	0	0	0	0	n/a	n/a	14
Bedford-Hammonds Plains									
June 2017	19	2	4	0	0	0	n/a	n/a	25
June 2016	14	0	0	0	0	0	n/a	n/a	14
Sackville									
June 2017	2	0	0	0	0	0	n/a	n/a	2
June 2016	2	1	0	0	0	0	n/a	n/a	3
Fall River - Beaverbank									
June 2017	8	0	0	0	0	0	n/a	n/a	8
June 2016	2	2	0	0	0	0	n/a	n/a	4
Halifax County East									
June 2017	4	1	0	0	0	0	n/a	n/a	5
June 2016	19	2	0	0	0	0	n/a	n/a	21
Halifax County Southwest									
June 2017	8	0	0	0	0	0	n/a	n/a	8
June 2016	9	2	0	0	0	0	n/a	n/a	11
Halifax CMA									
June 2017	56	11	7	0	0	0	n/a	n/a	74
June 2016	59	12	3	0	0	7	n/a	n/a	81

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	510	148	93	1	0	295	91	1,167	2,305
% Change	29.4	111.4	36.8	-66.7	-100.0	-22.0	59.6	-21.4	-11.3
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096
% Change	0.7	-34.9	24.8	n/a	-69.4	-51.0	-73.7	-25.4	-15.8
2007	1,169	166	121	0	36	298	38	661	2,489

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	% Change
Halifax City	23	15	2	0	5	4	0	63	30	82	-63.4
Dartmouth City	4	5	0	2	0	3	0	0	4	10	-60.0
Bedford-Hammonds Plains	23	15	0	0	0	0	0	132	23	147	-84.4
Sackville	6	0	0	0	3	0	0	0	9	0	n/a
Fall River - Beaverbank	15	6	0	2	0	8	0	0	15	16	-6.3
Halifax County East	11	12	0	2	0	3	0	0	11	17	-35.3
Halifax County Southwest	16	13	2	0	0	0	0	0	18	13	38.5
Halifax CMA	98	66	4	6	8	18	0	195	110	285	-61.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Halifax City	90	38	10	10	13	15	833	354	946	417	126.9
Dartmouth City	15	19	10	2	0	23	0	60	25	104	-76.0
Bedford-Hammonds Plains	74	82	6	2	21	17	84	132	185	233	-20.6
Sackville	16	2	0	2	6	4	0	64	22	72	-69.4
Fall River - Beaverbank	32	22	8	4	0	12	0	1	40	39	2.6
Halifax County East	27	28	0	2	8	3	0	0	35	33	6.1
Halifax County Southwest	35	39	2	2	0	0	0	0	37	41	-9.8
Halifax CMA	289	230	36	24	48	74	917	611	1,290	939	37.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Halifax City	5	4	0	0	0	0	0	63
Dartmouth City	0	3	0	0	0	0	0	0
Bedford-Hammonds Plains	0	0	0	0	0	0	0	132
Sackville	3	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	8	0	0	0	0
Halifax County East	0	3	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	8	10	0	8	0	0	0	195

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	13	8	0	7	84	49	749	305
Dartmouth City	0	23	0	0	0	0	0	60
Bedford-Hammonds Plains	17	13	4	4	0	0	84	132
Sackville	3	4	3	0	0	0	0	64
Fall River - Beaverbank	0	0	0	12	0	0	0	1
Halifax County East	8	3	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	41	51	7	23	84	49	833	562

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Halifax City	30	17	0	0	0	65	30	82
Dartmouth City	4	10	0	0	0	0	4	10
Bedford-Hammonds Plains	21	12	0	0	2	135	23	147
Sackville	9	0	0	0	0	0	9	0
Fall River - Beaverbank	14	8	0	0	1	8	15	16
Halifax County East	11	17	0	0	0	0	11	17
Halifax County Southwest	18	12	0	1	0	0	18	13
Halifax CMA	107	76	0	1	3	208	110	285

Table 2.5: Starts by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	113	54	84	49	749	314	946	417
Dartmouth City	20	42	0	0	5	62	25	104
Bedford-Hammonds Plains	89	86	0	0	96	147	185	233
Sackville	17	6	0	0	5	66	22	72
Fall River - Beaverbank	36	24	0	0	4	15	40	39
Halifax County East	35	32	0	0	0	1	35	33
Halifax County Southwest	35	40	0	1	2	0	37	41
Halifax CMA	345	284	84	50	861	605	1,290	939

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	% Change
Halifax City	14	5	10	0	4	0	252	56	280	61	**
Dartmouth City	2	6	4	6	0	6	0	0	6	18	-66.7
Bedford-Hammonds Plains	21	15	4	0	6	0	0	0	31	15	106.7
Sackville	1	1	0	0	0	0	0	0	1	1	0.0
Fall River - Beaverbank	8	3	0	2	0	5	0	1	8	11	-27.3
Halifax County East	5	18	0	2	0	0	0	0	5	20	-75.0
Halifax County Southwest	10	11	2	2	0	0	0	0	12	13	-7.7
Halifax CMA	61	59	20	12	10	11	252	57	343	139	146.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Halifax City	49	21	22	10	26	23	513	296	610	350	74.3
Dartmouth City	19	21	18	10	19	6	71	51	127	88	44.3
Bedford-Hammonds Plains	91	43	6	6	23	0	89	50	209	99	111.1
Sackville	8	11	0	0	0	20	0	0	8	31	-74.2
Fall River - Beaverbank	27	35	8	10	12	21	0	3	47	69	-31.9
Halifax County East	37	55	4	6	6	0	0	1	47	62	-24.2
Halifax County Southwest	57	52	2	2	0	0	0	0	59	54	9.3
Halifax CMA	288	238	60	44	86	70	673	401	1,107	753	47.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Halifax City	0	0	4	0	0	56	252	0
Dartmouth City	0	6	0	0	0	0	0	0
Bedford-Hammonds Plains	6	0	0	0	0	0	0	0
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	5	0	0	0	1
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	6	6	4	5	0	56	252	1

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	14	23	12	0	0	56	513	240
Dartmouth City	19	6	0	0	71	0	0	51
Bedford-Hammonds Plains	19	0	4	0	0	0	89	50
Sackville	0	20	0	0	0	0	0	0
Fall River - Beaverbank	0	0	12	21	0	0	0	3
Halifax County East	0	0	6	0	0	0	0	1
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	52	49	34	21	71	56	602	345

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market June 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Halifax City	24	3	0	56	256	2	280	61
Dartmouth City	6	18	0	0	0	0	6	18
Bedford-Hammonds Plains	30	11	0	0	1	4	31	15
Sackville	1	1	0	0	0	0	1	1
Fall River - Beaverbank	7	5	0	0	1	6	8	11
Halifax County East	5	20	0	0	0	0	5	20
Halifax County Southwest	10	12	0	0	2	1	12	13
Halifax CMA	83	70	0	56	260	13	343	139

Table 3.5: Completions by Submarket and by Intended Market January - June 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	85	52	0	56	525	242	610	350
Dartmouth City	35	33	87	0	5	55	127	88
Bedford-Hammonds Plains	107	41	0	0	102	58	209	99
Sackville	6	30	0	0	2	1	8	31
Fall River - Beaverbank	31	45	0	0	16	24	47	69
Halifax County East	41	60	0	0	6	2	47	62
Halifax County Southwest	54	53	1	0	4	1	59	54
Halifax CMA	359	314	88	56	660	383	1,107	753

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $449,999		$450,000 - $549,999		$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
June 2017	1	9.1	3	27.3	2	18.2	1	9.1	4	36.4	11	-	540,760
June 2016	0	0.0	1	25.0	1	25.0	0	0.0	2	50.0	4	-	-
Year-to-date 2017	4	8.7	6	13.0	9	19.6	9	19.6	18	39.1	46	-	511,983
Year-to-date 2016	0	0.0	4	18.2	3	13.6	7	31.8	8	36.4	22	-	-
Dartmouth City													
June 2017	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	-	-
June 2016	2	22.2	3	33.3	1	11.1	1	11.1	2	22.2	9	-	-
Year-to-date 2017	5	23.8	5	23.8	4	19.0	5	23.8	2	9.5	21	-	-
Year-to-date 2016	4	20.0	7	35.0	3	15.0	2	10.0	4	20.0	20	-	-
Bedford-Hammonds Plains													
June 2017	0	0.0	2	10.5	1	5.3	8	42.1	8	42.1	19	535,000	522,942
June 2016	0	0.0	1	7.1	5	35.7	6	42.9	2	14.3	14	-	521,480
Year-to-date 2017	1	1.4	5	7.0	6	8.5	31	43.7	28	39.4	71	535,000	533,803
Year-to-date 2016	0	0.0	7	19.4	8	22.2	14	38.9	7	19.4	36	-	506,374
Sackville													
June 2017	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
June 2016	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2017	1	16.7	0	0.0	0	0.0	2	33.3	3	50.0	6	-	-
Year-to-date 2016	0	0.0	6	40.0	0	0.0	8	53.3	1	6.7	15	-	502,950
Fall River - Beaverbank													
June 2017	2	25.0	4	50.0	0	0.0	2	25.0	0	0.0	8	-	-
June 2016	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2017	5	19.2	11	42.3	3	11.5	6	23.1	1	3.8	26	-	293,975
Year-to-date 2016	4	12.9	10	32.3	4	12.9	4	12.9	9	29.0	31	-	425,400
Halifax County East													
June 2017	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	-	-
June 2016	8	42.1	4	21.1	1	5.3	3	15.8	3	15.8	19	-	262,930
Year-to-date 2017	18	50.0	12	33.3	4	11.1	1	2.8	1	2.8	36	-	325,511
Year-to-date 2016	25	44.6	16	28.6	4	7.1	6	10.7	5	8.9	56	-	276,289
Halifax County Southwest													
June 2017	1	12.5	1	12.5	2	25.0	3	37.5	1	12.5	8	-	-
June 2016	1	11.1	2	22.2	0	0.0	2	22.2	4	44.4	9	-	-
Year-to-date 2017	4	7.5	19	35.8	10	18.9	13	24.5	7	13.2	53	-	424,200
Year-to-date 2016	8	16.0	17	34.0	6	12.0	8	16.0	11	22.0	50	-	455,432
Halifax CMA													
June 2017	6	10.7	13	23.2	6	10.7	17	30.4	14	25.0	56	460,000	463,121
June 2016	11	18.6	13	22.0	8	13.6	14	23.7	13	22.0	59	430,000	530,539
Year-to-date 2017	38	14.7	58	22.4	36	13.9	67	25.9	60	23.2	259	460,000	507,677
Year-to-date 2016	41	17.8	67	29.1	28	12.2	49	21.3	45	19.6	230	430,000	464,170

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
June 2017

Submarket	June 2017	June 2016	% Change	YTD 2017	YTD 2016	% Change
Halifax City	540,760	-	n/a	511,983	-	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	522,942	521,480	0.3	533,803	506,374	5.4
Sackville	-	-	n/a	-	502,950	n/a
Fall River - Beaverbank	-	-	n/a	293,975	425,400	-30.9
Halifax County East	-	262,930	n/a	325,511	276,289	17.8
Halifax County Southwest	-	-	n/a	424,200	455,432	-6.9
Halifax CMA	463,121	530,539	-12.7	507,677	464,170	9.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	June 2017				June 2016				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price	Average Days on Market	Active Listings
Halifax City	176	336,385	73	843	156	348,310	85	914	12.8	-3.4	-14.1	-7.8
Dartmouth City	174	247,429	72	693	160	243,488	59	803	8.7	1.6	22.0	-13.7
Bedford-Hammonds Plains	98	392,694	63	458	74	380,409	111	599	32.4	3.2	-43.2	-23.5
Sackville	61	216,790	80	189	42	206,462	71	296	45.2	5.0	12.7	-36.1
Halifax County Southwest	54	278,054	48	368	35	297,120	80	451	54.3	-6.4	-40.0	-18.4
Halifax County East	44	235,439	86	275	35	232,531	101	343	25.7	1.3	-14.9	-19.8
Outside Halifax-Dartmouth Board	49	199,095	68	251	36	209,872	85	288	36.1	-5.1	-20.0	-12.8
Fall River-Beaver Bank	50	353,257	84	341	42	322,220	56	384	19.0	9.6	50.0	-11.2
Halifax CMA	706	292,857	71	3418	580	292,660	79	4078	21.7	0.1	-10.1	-16.2

Submarket	Year-to-date 2017				Year-to-date 2016				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price	Average Days on Market	
Halifax City	761	351,351	82		712	335,749	98		6.9	4.6	-16.3	
Dartmouth City	681	254,776	78		683	243,812	78		-0.3	4.5	0.0	
Bedford-Hammonds Plains	390	385,958	99		364	372,879	115		7.1	3.5	-13.9	
Sackville	213	207,785	89		229	199,121	94		-7.0	4.4	-5.3	
Halifax County Southwest	234	275,545	79		223	276,895	92		4.9	-0.5	-14.1	
Halifax County East	180	226,873	96		146	212,470	110		23.3	6.8	-12.7	
Outside Halifax-Dartmouth Board	169	198,960	90		165	200,853	106		2.4	-0.9	-15.1	
Fall River-Beaver Bank	189	331,851	110		189	304,882	81		0.0	8.8	35.8	
Halifax CMA	2,817	297,239	87	56%	2,711	284,189	95	52%	3.9	4.6	-8.4	

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Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators
June 2017

		Interest Rates			NHPI, Total, Halifax CMA 2016.12 =100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	98.9	128.2	224	6.4	68.1	876
	February	561	3.14	4.64	98.9	128.4	223	6.6	68.1	888
	March	561	3.14	4.64	98.9	129.0	224	7.2	68.5	899
	April	561	3.14	4.64	98.9	129.9	225	6.9	68.7	891
	May	561	3.14	4.64	99.0	130.5	227	6.4	68.8	884
	June	561	3.14	4.64	99.0	130.6	228	5.6	68.4	881
	July	567	3.14	4.74	99.3	130.1	228	5.4	68.2	890
	August	567	3.14	4.74	99.3	130.1	228	5.6	68.1	892
	September	561	3.14	4.64	99.3	130.6	227	5.8	67.9	891
	October	561	3.14	4.64	99.8	130.5	226	6.0	67.8	888
	November	561	3.14	4.64	100.0	129.8	226	5.9	67.6	888
	December	561	3.14	4.64	100.0	129.5	226	6.1	67.6	880
2017	January	561	3.14	4.64	100.2	130.5	226	5.9	67.5	875
	February	561	3.14	4.64	100.2	130.3	225	6.1	67.1	871
	March	561	3.14	4.64	100.2	130.7	225	6.5	67.3	878
	April	561	3.14	4.64	100.0	130.9	224	6.8	67.3	880
	May	561	3.14	4.64	100.4	131.1	226	7.0	67.7	882
	June	561	3.14	4.64		131.2	225	6.9	67.5	880
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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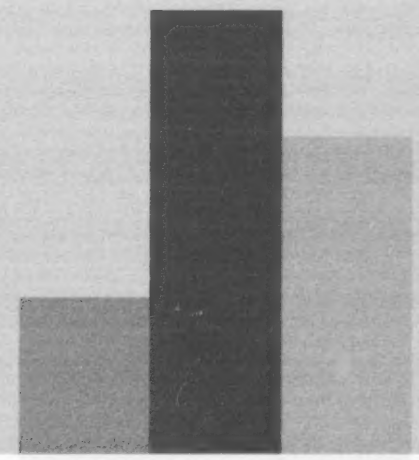

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